

**CITY OF ROCKLIN
MINUTES OF THE PLANNING COMMISSION MEETING**

**July 18, 2006
Rocklin Council Chambers
Rocklin Administration Building
3970 Rocklin Road
(www.ci.rocklin.ca.us)**

- 1. Meeting Called to Order at 6:30 p.m.**
- 2. Pledge of Allegiance was lead by Bret Finning.**
- 3. Roll Call**

Commissioner Sully, Chairwoman
Commissioner Coleman, Vice Chairman
Commissioner Shirhall
Commissioner Menth
Commissioner Weibert

Others Present:

Sherri Abbas, Planning Services Manager
Bret Finning, Associate Planner
Crystal Hodgeson, Assistant City Attorney
Dara Dungworth, Associate Planner
Laura Webster, Senior Planner
Larry Wing, City Engineer
Vicki Jones, Admin Clerk
Terry Stemple, Planning Commission Secretary

About 25 others

- 4. Correspondence - *None***
- 5. Citizens Addressing the Commission on Non Agenda Items - *None***

Scheduled Items:

- | | |
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| 6. STANFORD RANCH LOT A DESIGN REVIEW, DR-2006-08 GPA-2006-02, DL-2006-03, Z-2006-03 BURRELL CONSULTING GROUP, INC. | PUBLIC HEARING |
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An application for approval of entitlements to allow the construction of two commercial buildings totaling approximately 11,358 and 17,272 square feet and subdivide the property into two lots. Additionally, the applicant proposes a General Plan Amendment from Business Professional to Business Professional-Commercial and a Rezone from Planned Development-Business Professional to C-1.

The subject property is located at the southeastern corner of the intersection of Sunset Boulevard and Stanford Ranch Road. APN# 016-450-001.



The property is zoned Planned Development – Business Professional (PD-BP). The General Plan designation is Business Professional (BP).

The applicant is Burrell Consulting Group, Inc. The property owner is Kobra Properties.

Sherri Abbas presented the staff report.

The Commission had questions for Staff regarding the following:

1. Reasons for the applicant's request for a continuance;
2. Scheduled meeting dates for future neighborhood meetings.

Applicant, Barry Haycock, Burrell Consulting, addressed the Commission.

The Commission had questions for the Applicant regarding the following:

1. Dates and times of future neighborhood meetings.

The hearing was opened to the public for their comments.

Jana Mayer, 5831 Ford Court, Rocklin explained to the Commission that the neighborhood residents are not interested in any further meetings with Kobra Properties. She is opposed to the continuance.

There being no further comment, the hearing was closed.

Commissioner Menth stated that the motion for continuance needs to be specific to include only one time, no additional continuances.

On a motion by Commissioner Menth and seconded by Commissioner Shirhall this item was continued to August 15, 2006, with the condition that this will be the only continuance.

Roll Call Vote:

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| AYES: | Menth, Shirhall, Coleman, Weibert & Sully |
| NOES: | None |
| ABSENT: | None |
| ABSTAIN: | None |

Motion carried: 5/0



**7. ROCKLIN CORP CENTER LOTS 8-10
DESIGN REVIEW, DR-2005-32
JACKSON CONSTRUCTION**

PUBLIC HEARING

This application is a request for approval of a design review entitlement to allow the construction of three buildings: (1) two-story office building and (2) single-story retail buildings totaling approximately 58,488 square feet. The project site consists of three lots totaling approximately 5.14 acres located in the Rocklin Corporate Center as part of the Stanford Ranch General Development Plan.

The subject property is located at the northwest corner of the intersection of Sunset Boulevard and Lonetree Boulevard. APN 017-283-011, 13 & 14.

The property is zoned Planned Development-Business Professional/Commercial (PD-BP/C). The General Plan designation is Retail Commercial (RC).

It has been determined that no additional environmental document need be prepared pursuant to the California Environmental Quality Act (CEQA) under Section 15162, which states that when an EIR has been certified or a negative declaration has been adopted for a project, no subsequent environmental document shall be prepared unless the lead agency determines that certain criteria are not, including but not limited to; substantial changes to the project, new information of substantial importance that lead to a new significant effect or an increase in the security of a previously identified impact. A Mitigated Negative Declaration was adopted for the Rocklin Corporate Center project, which took into consideration the anticipated potential environmental impacts associated with this project.

The applicant is Jackson Construction. The property owner is Jackson II, LLC.

Bret Finning presented the staff report.

The Commission had questions for Staff regarding the following:

1. Renderings of trellis features;
2. Definition of durable material such as metal;
3. Parking Lot lighting;
4. Trash enclosures.

Applicant, Bill Fargo, 292 Cruise Way, Sacramento, addressed the Commission and stated that he is the applicant and has both architects on the project with him.

The Commission asked the architect for the office building to come to the podium.

Chris Barkley, Dryfus and Blackford, 3540 Folsom Blvd., Sacramento, CA stated he is the site architect for the office portion of the project. He described to the Commission the type of architecture they used in designing the building. He submitted some photographs to the Commission which displayed what the finished product might look like. He also stated that he had questions of the conditions and the staff report regarding the monument signage and the building signage.

The Commission had questions for Mr. Barkley regarding the following:

1. Type of architecture;
2. Explanation of the renderings and drawings as it pertains to the elements of the buildings.

Kevin Brian, The Joseph Company, 1412 S Street, Sacramento stated that he is the project architect for the two retail buildings. He stated that he has one clarification to make and also one request for a modification to one of the conditions.



The Commission had questions for the Mr. Brian regarding the following:

1. Addition of condition for trellis on rear of building;
2. Proximity of trellis.

Mr. Brian answered his question and went on to explain to the Commission that the trellis condition is the one he wants to modify.

Commissioner Weibert stated that she would prefer the changes come back to the Planning Commission instead of Staff.

The hearing was opened to the public for their comments. There being none, the hearing was closed.

Commissioner Menth is somewhat concerned about comments made by last speaker and agreed with Commissioner Weibert that maybe this needs to come back to the Commission instead of to the Staff. He finds the structures somewhat non-descript and relatively generic. He doesn't see what the Commission has been seeking from other developers in that area with regard to fascia material, greater usage of metal, larger planting requirements. He does find the planters are captivating. He also likes the lighting. There is no sense of unanimity between the retail and the office buildings. He suggests either a continuance or he would have to oppose it tonight as presented.

Commissioner Weibert understands the rectilinear look and the need to provide consistency for the future. She feels the two retail buildings facing the roadways need more work done on the backsides.

Commissioner Coleman concurs with his fellow Commissioners comments. He agrees with the applicant that a tack on trellis is not the answer. He is also somewhat concerned with the orientation of the project on the corner. The materials provided tonight are insufficient to make a decision on.

Commissioner Shirhall stated that it's hard to add much more to what has already been stated. He feels this is an important part of town and needs to be developed accordingly. The retail buildings look to him like concrete tilt up buildings. He stated he is a believer in less is more, but maybe the footprint needs to be more aggressive in layout. He stated that he appreciates Commissioner Menth's comments which were right on point. He feels a trellis is a Band-Aid to a problem. He concurs with Commissioner Menth to either continue the project or deny it.

Commissioner Sully stated that this project is very different for her. She feels there is no consistency between the retail and office buildings. She agrees with the other Commissioners that the trellis is not the answer. She stated she appreciates Staff's comments. She would like more decorative lighting in the parking lot instead of shoebox lighting.

Commissioner Coleman asked if the Applicant would prefer a continuance or a denial of the project tonight.

Inaudible answer

Applicant asked for timelines on continuance vs. denial and reapplication.

Bret Finning explained the applicant's options.

On a motion by Commissioner Shirhall and seconded by Commissioner Weibert, the Rocklin Corporate Center Lots 8, 9 & 10 were continued off calendar.



Roll Call Vote:

AYES: Shirhall, Weibert, Coleman, Menth & Sully
NOES: None
ABSENT: None
ABSTAIN: None

Motion carried: 5/0

**8. ROCKLIN CORP CENTER LOTS 23 & 24
DESIGN REVIEW, DR-2006-04
OPUS WEST CORPORATION**

PUBLIC HEARING

This application is a request for approval of a design review entitlement to allow the construction of (2) three-story office buildings totaling approximately 228,000 square feet. The project site consists of two lots totaling approximately 13.89 acres located in the Rocklin Corporate Center as part of the Stanford Ranch General Development Plan.

The subject property is located at West Oaks Blvd. APN 017-284-013 & 014.

The property is zoned Planned Development – Industrial Park (PD-IP). The General Plan designation is Light Industrial (LI).

It has been determined that no additional environmental document need be prepared pursuant to the California Environmental Quality Act (CEQA) under Section 15162, which states that when an EIR has been certified or a negative declaration has been adopted for a project, no subsequent environmental document shall be prepared unless the lead agency determines that certain criteria are not, including but not limited to; substantial changes to the project, new information of substantial importance that lead to a new significant effect or an increase in the security of a previously identified impact. A Mitigated Negative Declaration was adopted for the Rocklin Corporate Center project, which took into consideration the anticipated potential environmental impacts associated with this project.

The applicant is Opus West Corporation. The property owner is Opus West Corporation.

Sherri Abbas presented the staff report.

The Commission had questions for staff regarding the following:

1. Parking for project;
2. Materials used for screening of the HVAC equipment;
3. Elevation of the project relative to the closest residential area.

Applicant, Tom Schall, 2150 River Plaza Drive, Sacramento, addressed the Commission and thanked them for hearing their presentation tonight. He introduced the team that would be answering questions and presenting a power point presentation to the Commission and Staff.

Micky Enkelly & Chris Careselli presented a power point presentation to the Commission explaining the architecture and materials of the proposed project.

The Commission had questions for the Applicant regarding the following:

1. Request for 2nd slide in presentation to shown again;



2. Was there any thought to opening up the front of project to promote the view from the street.

The hearing was opened to the public for their comments. There being none, the hearing was closed.

Commissioner Shirhall stated that he didn't understand the project at first. He thanked the applicant for the presentation and stated that it really helped clear it up. He would like to see some cladding on the buildings. He is thankful for having Class A office space coming to Rocklin. He supports the project.

Commissioner Weibert stated that the presentation was wonderful. She feels the buildings are attractive and the landscaping through the center is very nice. She thinks cladding would be nice but not necessary. She supports the project.

Commissioner Coleman likes the project. He is comfortable with the wide driveway. He appreciated having the landscape architect explain the proposed types of trees and view sheds. He supports the project.

Commissioner Menth stated that it is a very handsome project. He feels it is very complimentary to the City. He also had difficulty with the black and white drawings. The power point presentation really helped. He supports the project as presented.

Commissioner Sully commended the applicant on the project and the presentation. She feels the project is attractive. She feels it will be well received. She also feels cladding would be nice but is not necessary. She also supports project.

Commissioner Coleman suggested that the applicant be asked about their views on cladding.

Commissioner Coleman asked Staff if the power point presentation will become part of the record.

On a motion by Commissioner Menth and seconded by Commissioner Weibert, RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A DESIGN REVIEW (Rocklin Corporate Center – Lots 23 & 24 / DR-2006-04) was approved by the following vote.

Roll Call Vote:

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| AYES: | Menth, Weibert, Shirhall, Coleman & Sully |
| NOES: | None |
| ABSENT: | None |
| ABSTAIN: | None |

Motion carried: 5/0



**9. BLUE OAKS TOWNCENTER
SUBSTANTIAL COMPLIANCE
LUCILLE'S BBQ PATIO FURNITURE**

PUBLIC HEARING

The applicant is requesting that the Planning Commission consider the outdoor patio furniture selection and awnings for the Lucille's BBQ restaurant at the Blue Oaks Towncenter.

The project is generally located at the northeast corner of the intersection of Lone Tree Boulevard and Blue Oaks Boulevard.

Sherri Abbas presented the staff report.

The Commission had no questions for staff.

Applicant, Craig Hoffman, owner of Lucille's BBQ, addressed the Commission on the choices of patio furniture.

The Commission had questions for the Applicant regarding the following:

1. Clarification of the patio being reflective of the inside dining room.

The hearing was opened to the public for their comments. There being none, the hearing was closed.

Commissioner Weibert finds it colorful and exciting. She has no problems with any of it. She supports the proposed patio furniture.

Commissioner Menth also likes the furniture and supports it.

Commissioner Coleman stated this is a dining experience and should be fun and colorful. He supports the project and accompanying artwork.

Commissioner Shirhall stated that he appreciates Staffs concerns. He supports the project.

Commissioner Sully stated the furniture adds to the continuity of the project and understands the reasons for the awnings. She supports the project.

On a motion by Commissioner Shirhall and seconded by Commissioner Menth, Lucille's BBQ, Patio furniture and awning is approved by minute order.

10. Discussion

- a. RC Willey grand opening invitation and ticket
- b. Passing of Marie Huson
 - i. Concerns about the Andersons and Gordon Havens
 - ii. Lack of notification of Marie's passing to the Commission
- c. Valero gas station U-hauls update
- d. Landscaping issues at existing business being let go and looking awful
 - i. Corner of Rocklin Road & Pacific, and at the Valero Gas Station at Five Star Blvd. looking awful.



- ii. US post office landscaping
- e. Sacramento Bee Sunday Neighbors does not include Rocklin's calendar of events.
- f. Blue Oaks Town Center signage
- g. Compliments to Public Works for the resurfacing of Pebble Creek and Little Rock Road.
- h. Number of U-Hauls allowed to be stored at a business
- i. Commissioner Vacations –
 - i. Betty Weibert - August 15 & September 19
 - ii. Jeff Shirhall - August 1
 - iii. Ralph Coleman will call with his schedule

11. Adjournment

There being no further business brought before the Commission, the meeting was adjourned at 8:12 p.m.

Respectfully submitted,

Terry Stemple
Planning Commission Secretary

*Approved at regularly scheduled
meeting of August 15, 2006.*

